



SHORELINE MANAGEMENT ELEMENT

- Fulfilling the vision of the state Shoreline Management Act & engaging the Community -

■ INTRODUCTION

The Washington State Shoreline Management Act (the Act) passed in 1971 and is based on the philosophy that the shorelines of our state are among our most "valuable" and "fragile" natural resources and that unrestricted development of these resources is not in the best public interest. Therefore, planning and management are necessary in order to prevent the harmful effects of uncoordinated and piece-meal development of our state's shorelines.

Shorelines are of limited supply and are faced with rapidly increasing demands for uses such as marinas, fishing, swimming and scenic views, as well as recreation, private housing, commercial and industrial uses.



Lake Washington from Coulon Park, Credit: City of Renton

The policy goals for the management of shorelines harbor potential for conflict. The Act recognizes that the shorelines and the waters they encompass are "among the most valuable and fragile" of the state's natural resources. They are valuable for economically productive industrial and commercial uses, recreation, navigation, residential amenity, scientific research and education. They are fragile because they depend upon balanced physical, biological, and chemical systems that may be adversely altered by natural forces and human conduct. Unbridled use of shorelines ultimately could destroy their utility and value. The prohibition

of all use of shorelines also could eliminate their human utility and value. Thus, the policy goals of the Act relate both to utilization and protection of the extremely valuable and vulnerable shoreline resources of the state. The act calls for the accommodation of "all reasonable and appropriate uses" consistent with "protecting against adverse

effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life" and consistent with "public rights of navigation. The planning policies of master programs (as distinguished from the development regulations) may be achieved by a number of means, only one of which is the regulation of development. Other means, as

authorized by Revised Code of Washington (RCW) 90.58.240, include, but are not limited to: the acquisition of lands and easements within shorelines of the state by purchase, lease, or gift, either alone or in concert with other local governments, and accepting grants, contributions, and appropriations from any public or private agency or individual. Additional other means may include, but are not limited to, public facility and park planning, watershed planning, voluntary salmon recovery projects, and incentive programs.

Through numerous references to and emphasis on the maintenance, protection, restoration, and preservation of "fragile" shoreline, "natural resources," "public health," "the land and its vegetation and wildlife," "the waters and their aquatic life," "ecology," and "environment," the Act makes protection of the shoreline environment an essential statewide policy goal consistent with the other policy goals of the Act. It is recognized that shoreline ecological functions may be impaired not only by shoreline development subject to the substantial development permit requirement of the Act but also by past actions, unregulated activities,

There are over 18 miles of shoreline in the City of Renton's planning area are under the jurisdiction of the Shoreline Management Act of 1971.





and development that is exempt from the Act's permit requirements. The principle regarding protection of shoreline ecological systems is accomplished by these guidelines in several ways, and in the context of related principles.

■ SHORELINE MANAGEMENT GOALS

The City adopts the goals and principles of the Shoreline Management Act as provided in RCW 90.58.020 and as particularly relevant to Renton.

- 1) The shoreline jurisdiction is one of the most valuable and fragile of the City's natural resources. There is appropriate concern throughout the watershed and the greater Puget Sound Region relating to the utilization, protection, restoration, and preservation of the shoreline jurisdiction.
- 2) Ever increasing pressures of additional use are being placed on the shoreline jurisdiction, which in turn necessitates increased coordination in its management and development.
- 3) Much of the shoreline jurisdiction and the uplands adjacent thereto are in private ownership. Unrestricted construction on the privately owned or publicly owned shorelines is not in the best public interest; therefore, coordinated planning is necessary in order to protect the public interest associated with the shoreline jurisdiction while recognizing and protecting private property rights consistent with the public interest.
- 4) There is a clear and urgent demand for a planned, rational, and concerted effort, jointly performed by federal, state, and local governments, to prevent the inherent harm in an uncoordinated and piecemeal development of the City's shoreline jurisdiction.
- 5) It is the intent of the City to provide for the management of the shoreline jurisdiction by planning for and fostering all reasonable and appropriate uses. The Shoreline Master Program is designed to ensure the development in a manner that, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest.
- 6) The City's shoreline policies are intended to protect against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto.
- 7) In the implementation of the Shoreline Master Program, the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines shall be preserved to the greatest extent feasible consistent with the overall best interest of the state, the county, and the people generally. To this end, uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment or are unique to or dependent upon use of the state's shoreline.
- 8) Alterations of the natural condition of the shoreline, in those limited instances when authorized, shall be given priority for single family residences and their appurtenant structures; ports; shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines; industrial and commercial developments that are particularly dependent on their location on or use of the shoreline jurisdiction; and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines.
- 9) Permitted uses in the shorelines zone shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline jurisdiction and any interference with the public's use of the water.



LOCAL RESPONSIBILITY

Under the Washington State Shoreline Management Act, local governments have the primary responsibility for initiating the planning program and administering the regulatory requirements of the Act, with the Washington State Department of Ecology acting in a supportive, review, or approval capacity depending on the particular shoreline proposal and regulatory requirements.

As set forth in the provisions of the Act, local governments must fulfill the following basic requirements:

- Use a process that identifies, inventories, and ensures meaningful understanding of current and potential ecological functions provided by affected shorelines.
- Include policies and regulations designed to achieve no net loss of those ecological functions, including:
 - o Regulations and mitigation standards ensuring that each permitted development will not cause a net loss of ecological functions of the shoreline.
 - o Local government shall design and implement such regulations and mitigation standards in a manner consistent with all relevant constitutional and other legal limitations on the regulation of private property.
- Include goals and policies that provide for restoration of impaired ecological functions that include identifying existing policies and programs that contribute to planned restoration goals, as well as any additional policies and programs that local government will implement to achieve its goals. This Master Program element considers established or funded non-regulatory policies and the direct or

indirect effects of other regulatory or non-regulatory programs.

- Evaluate and consider cumulative impacts of reasonably foreseeable future development on shoreline ecological functions and other shoreline functions fostered by the policy goals of the Act, address adverse cumulative impacts, and fairly allocate the burden of addressing cumulative impacts among development opportunities.



Lake Washington Shoreline, Credit: Parametrix

DEVELOPMENT OF THE MASTER PROGRAM

The Washington State Shoreline Management Act of 1971 (RCW 90.58) directs all local governments to develop a Master Program for the management of all shorelines of the state and associated shore lands that are under the local governments' jurisdictions.

Shoreline management is most effective and efficient when accomplished within the context of comprehensive planning. The Growth Management Act requires mutual and internal consistency between the comprehensive plan elements and implementing development regulations (RCW 36.70A).

This Master Program has been prepared and updated to comply with the requirements of the Shoreline Management and Growth Management Acts and to formulate guidelines that will regulate the utilization and development of the shorelines within the City of Renton. As part of this Master Program, the City of Renton has established administrative provisions, including a permit system



for any substantial development, as well as review provisions to ensure that all development complies with the policies and regulations of the program.

The City of Renton has conducted a comprehensive inventory of the natural characteristics, present land uses, and patterns of ownership along the City's shoreline that provides a substantial information base for understanding ecological functions and other considerations for the development of this Master Program update.

The City of Renton, with the involvement of its local citizens, agencies, and interested parties has developed this Shoreline Master Program to serve as both a planning guide and resource for specific regulations pertaining to development and use of the shorelines in Renton. Included is a description of the goals, objectives, policies, environments, use regulations, and provisions for variances and conditional uses.

The basic intent of this Master Program is to provide for the management of shorelines of the state within Renton's jurisdiction by planning for and fostering all reasonable and appropriate uses and to ensure, if development takes place, that it is done in a manner which will promote and enhance the best interests of the general public. This Master Program has further been composed to protect the public interest and general welfare in shorelines and, at the same time, to recognize and protect the legal property rights of owners consistent with the public interest. The goals and policies of this Master Program are formulated so as to enhance the public use and enjoyment of the shorelines. It is recognized that the Shorelines of the State found in Renton are located within a major urbanized area, and that they are subject to ever increasing pressures of additional uses necessitating increased coordination in the management and development of the shorelines. The Shoreline Master Program is a planned, rational, and concerted effort to increase coordinated and optimum utilization of the Shorelines of the State in Renton.



Cedar River, Credit: Parametrix

REGULATED SHORELINES

Overview: Over 18 miles of shoreline in the City of Renton's planning area are under the jurisdiction of the Shoreline Management Act of 1971. By statutory standards, the Green River and Lake Washington are classified as Shorelines of Statewide Significance, and comprise approximately 5.8 miles of the Shorelines of the State regulated by City of Renton. In addition, the shorelines of the Cedar River, Black River, Springbrook Creek, and May Creek are shorelines within the City. These 18 miles of shoreline in the City of Renton are an extremely valuable resource not only to the City of Renton, but also for the watersheds of which they are part and for the greater Puget Sound community of which Renton is an integral part.

Shoreline Jurisdiction: In the City of Renton, the following bodies of water are regulated by the Act:

Applicability: The Renton Shoreline Master Program applies to Shorelines of the State, which includes Shorelines of Statewide Significance and Shorelines as defined in Renton Municipal Code (RMC) 4-11 and as listed below.

- 1) Shorelines of Statewide Significance:
 - a) Lake Washington
 - b) Green River (The area within the ordinary high water mark of the Green River is not within the Renton City Limits, but portions of the 200-foot



- shoreline jurisdiction are within city limits.)
- 2) Shorelines:
 - a) Cedar River
 - b) May Creek from the intersection of May Creek and NE 31st Street in the southeast quarter of the southeast quarter of Section 32-24-5E WM
 - c) Black River
 - d) Springbrook Creek from the Black River on the north to SW 43rd Street on the south
 - e) Lake Desire (in the city's future annexation area)

Extent of Shoreline Jurisdiction: The jurisdictional area includes:

- 1) Lands within 200 feet, as measured on a horizontal plane, from the ordinary high water mark, or lands within 200 feet from floodways, whichever is greater;
- 2) Contiguous floodplain areas; and
- 3) All marshes, bogs, swamps, and river deltas associated with streams, lakes, and tidal waters that are subject to the provisions of the State Shoreline Management Act.

Shorelines of Statewide Significance: Each shoreline has its own unique qualities which make it valuable, particularly Shorelines of Statewide Significance, which in Renton include Lake Washington and the Green River. Preference is, therefore, given to the following uses in descending order of priority (as established by Chapter 90.58.020 RCW) for Shorelines of Statewide Significance:

- 1) Recognize and protect the statewide interest over local interest for Shorelines of Statewide Significance.
- 2) Preserve the natural character of the shorelines.
- 3) Result in long-term over short-term benefits.
- 4) Protect the resources and ecology of the shorelines.
- 5) Increase public access to publicly owned areas of the shorelines.

- 6) Increase recreational opportunities for the public in the shoreline.
- 7) Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.

Development, redevelopment, and use of Lake Washington shall recognize and protect the statewide interest in terms of providing for benefits to the general public in terms of:

- Preserving and enhancing the natural character and ecological functions of the shoreline to provide long-term public benefits to fish stocks, many of which depend on south Lake Washington for a key phase of their lifecycle.
- Increasing public access to the shoreline and integrating public access on individual sites with an integrated non-motorized trail system to allow access to persons not living or on near the shoreline.
- Ensuring that impacts of development are mitigated to ensure the long-term benefits of a productive environment over short-term economic benefits.
- Providing a variety of recreational opportunities for the public in multiple use development on the shoreline.
- Providing high standards for design and aesthetics in the shoreline site and building design to address the visual character and quality of the range of public use of the lake and shorelines. Design and review standards shall achieve high-quality landmark developments that are integrated with the natural environment, that provide appropriate transition to areas of less intense development, and integrate building height, bulk, setbacks, landscaping, and signage into a cohesive whole.
- The redevelopment of former industrial areas on the Lake Washington shoreline will lead to the creation of a vibrant new lakefront community providing additional housing, shopping, and employment opportunities to the region. Multiple use projects will take advantage of the amenities of the lake while



providing opportunities for water-oriented uses, public access and/ or ecological enhancement.

GEOGRAPHIC ENVIRONMENTS

Shorelines are classified into separate geographic areas known as “use environments” based upon current development pattern, biophysical capabilities, and other factors. Policies, standards, and regulations can be customized by the use environment, shoreline, and other uses depending on need. Generally, regulated shorelines include the water bodies and their shorelands extending landward from the floodway or ordinary high water mark for 200 feet in all directions. This jurisdictional area increases to include all marshes, bogs, swamps, and river deltas associated with the regulated Shorelines of the State. The total of this area is subject to shoreline use classification and regulation.

The overlay districts in the Renton Shoreline Master Program are classified as zoning overlay districts and include six districts:

1) Shoreline Natural Environment Overlay District

Objective: The objective in designating a natural environment is to protect and preserve unique and fragile shoreline or wetland environments that are ecologically intact as close to their natural state as possible. The natural environment is intended to provide areas of wildlife sanctuary and habitat preservation.

Areas to be Designated as a Natural Environment: A Natural Area designation is assigned to shoreline areas if any of the following characteristics apply:

- The shoreline retains the majority of natural shoreline functions, as evidenced by the shoreline configuration and the presence of native vegetation. Generally, but not necessarily, ecologically intact shorelines are free of structural shoreline

modifications, structures, and intensive human uses.

- Shoreline areas that provide valuable functions for the larger aquatic and terrestrial environments, which could be lost or significantly reduced by human development.
- The shoreline represents ecosystems that are of particular scientific and educational interest.
- Shorelines with large areas of relatively undisturbed areas of wetlands.
- Shorelines that support specific important wildlife habitat, such as heron rookeries.
- The shoreline is unable to support new development, extractive uses, or physical modifications or uses without significant adverse impacts to ecological functions.

2) Shoreline Urban Conservancy Environment Overlay District

Objective: The purpose of the Urban Conservancy environment is to protect, conserve, restore, and manage existing areas with ecological functions of open space, floodplain, and other sensitive lands where they exist in urban and developed settings, while allowing compatible uses.

Areas to Be Designated as a Conservancy Environment:

- Areas of high scenic value.
- Areas of open space, floodplain, or other sensitive areas such as wetlands or geological hazards that should not be more intensively developed.
- Areas that retain important ecological functions, including areas, which, even though they are partially developed, provide valuable wildlife habitat or essential aquatic habitat functions.
- Areas with the potential for ecological restoration.
- Areas that cannot provide adequate utilities for intense development.
- Areas with unique or fragile features.



3) Shoreline Single Family Residential Overlay District

Objective: The objective of the Single-Family Residential Shoreline Overlay District is to accommodate residential development and appurtenant structures that are consistent with this chapter.

Areas to Be Designated: The Single-Family Residential Shoreline Overlay District is applied to and characterized by single-family use and zoning.

4) Shoreline High-Intensity Overlay District

Objective: The objective of the High Intensity Overlay is to provide opportunities for large-scale office and commercial employment centers as well as multi-family residential use and public services. This district provides opportunities for water-dependent and water-oriented uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded. Development may also provide for public use and/or community use, especially access to and along the water's edge.

Areas to Be Designated: The Shoreline High-Intensity Overlay District is designated in areas characterized by: commercial, industrial, or mixed-use zoning or use, but not meeting the criteria for conservancy or natural designation.

Management Policies: Water-Oriented Activities: Because shorelines suitable for high-intensity urban uses are a limited resource, development opportunities are largely limited to redevelopment. Existing industrial and commercial uses on the shoreline are not water-dependent. It is unlikely that the Renton shoreline will provide opportunities for a commercial port, or other major water-oriented industrial uses. However, there may be opportunity for some types of water-dependent uses to be integrated into existing multiple-use developments or redevelopment projects, particularly on Lake Washington. Opportunities for water-dependent and water-oriented uses are likely

to be oriented to recreation, public enjoyment, transportation, and moorage. Emphasis shall be given to development within already developed areas and particularly to water-oriented industrial and commercial uses.

Non-water-oriented Activities: Non-water-oriented uses should be permitted as part of development that also includes water-oriented use. Non-water-oriented uses should be allowed in limited situations where they do not conflict with or limit opportunities for water-oriented uses, or on sites where there is not direct access to the shoreline. Non-water-oriented uses allowed in the shoreline should provide ecological restoration and/or public access along the full length of shoreline frontage.

Public Access: Priority is also given to planning for public visual and physical access to water in the High Intensity Overlay District. Identifying needs and planning for the acquisition of urban land for permanent public access to the water is addressed in Public Access regulations in 4-3-090.E.4.g Table of Public Access Requirements by Reach. Public access is one of the primary public benefits that may be necessary to locate development on the shoreline.

Ecological Restoration: Providing for restoration of ecological functions is one of the public benefits necessary to locate non-water-oriented development on the shoreline. Ecological restoration opportunities are limited in Renton due to the developed nature of much of the shoreline. Generally, new development and redevelopment should remove and replace shoreline armoring that does not meet standards of this code, restore native vegetation and wetlands, as well as restore the aquatic substrate. Public access may be required to be set back from restored areas with controlled access to the water's edge at locations that are less ecologically sensitive.

Aesthetics: Aesthetic objectives shall be implemented by appropriate development siting, building bulk, design standards, screening, landscaping, and maintenance of natural vegetative buffers.



5) Shoreline Isolated High-Intensity Overlay District

Objective and Areas to be Designated: The objective of the High Intensity Overlay – Isolated Lands overlay is to provide appropriate regulations for areas that are within shoreline jurisdiction but are with separate parcels effectively isolated from the water by intervening elements of the built environment, largely consisting of railroads and roads or intervening private parcels. In most cases, these areas function as parallel designations with other designations applied to the area adjacent to the water.

6) Aquatic Environment Overlay District

Objective: The objective of the Aquatic designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high water mark.

Areas to be Designated: The Aquatic Overlay District is defined as the area waterward of the ordinary high water mark of all streams and rivers, all marine water bodies, and all lakes, constituting shorelines of the state together with their underlying lands and their water column; but do not include associated wetlands and other shorelands shoreward of the ordinary high water mark.

Management Policies: Development within Aquatic Areas shall be consistent with the following:

- Allowed uses are those within the adjacent upland shoreline overlay, limited to water-dependent use or public access.
- New uses and over-water structures are allowed only for water-dependent uses, single-family residences, public access, or ecological restoration and only when no net loss of ecological functions will result.
- The size of new over-water structures shall be limited to the minimum necessary to support the structure's intended use. In order to reduce the impacts of shoreline development and increase effective use of water resources,

multiple-use of over-water facilities is encouraged and may be required.

- All developments and uses on navigable waters or their beds shall be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
- Shoreline uses and modifications shall be designed and managed to prevent degradation of water quality, minimize alteration of natural conditions and processes, and result in no net loss of ecological functions
- Uses and modification of Public Aquatic Land shall incorporate public access and ecological enhancement, except where inconsistent with the operation of water-dependent uses.
- Fish and wildlife resource enhancement, including aquaculture related to fish propagation are allowed and encouraged.



Seaplane on Lake Washington, Credit: Parametrix

GOALS AND POLICIES

SHORELINE USES AND ACTIVITIES POLICIES

Objective SH-A: Provide for use of the limited water resource consistent with the goals of the Shoreline Management Act by providing a preference for water-oriented uses.

Objective SH-B: Provide that the policies, regulations, and administration of the Shoreline Master Program ensure that new uses, development, and redevelopment within the



shoreline jurisdiction do not cause a net loss of shoreline ecological functions.

Objective SH-C: Ensure that the policies, regulations, and administration of the Shoreline Master Program are consistent with the land use vision of the City's Comprehensive Plan.

Policy SH-1: Reasonable and appropriate shoreline uses and activities should be planned for:

- 1) Short-term economic gain or convenience in development should be evaluated in relationship to potential long-term effects on the shoreline.
- 2) Preference should be given to those uses or activities which enhance the natural functions of shorelines, including reserving appropriate areas for protecting and restoring ecological functions to control pollution and prevent damage to the natural environment and public health.
- 3) Provide for the following priority in shoreline use and modification of the shoreline:
 - a) Water-dependent and associated water-related uses are the highest priority for shorelines unless protection of the existing natural resource values of such areas precludes such uses.
 - b) Water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives, provided that adequate area is reserved for future water-dependent and water-related uses.
 - c) Multiple use developments may be allowed if they include and support water-oriented uses and contribute to the objectives of the act including ecological protection and restoration and/or public access.
 - d) Limit non-water-oriented uses to those locations where access to the water is not provided or where the non-water-oriented uses contribute to the objectives of the Act, including ecological protection and restoration and/or public access.

- e) Preserve navigational qualities, and the infrastructure that supports navigation, to support water-oriented use.
- 4) Recognize existing single-family residential uses and neighborhood character and ensure that existing uses, new uses, and alteration of facilities:
 - a) Do not result in a net loss of shoreline ecological functions.
 - b) Avoid disturbance of unique and fragile areas.
 - c) Are provided with adequate public services including water, sanitary sewer, and stormwater management.
- 5) Future shoreline subdivision, multi-family developments, and planned urban developments of more than four units should provide public benefits, including ecological protection and restoration, and/or public or community access.
- 6) New residential developments should provide open space areas at or near the shoreline through clustering of dwellings.

Policy SH-2: Aesthetic considerations should be integrated with new development, redevelopment of existing facilities, or for general enhancement of shoreline areas and should include:

- 1) Identification and preservation of areas with scenic vistas and areas where the shoreline has high aesthetic value as seen from both upland areas, areas across the water, and recreational and other uses on the water.
- 2) Appropriate regulations and criteria should ensure that development provides designs that contribute to the aesthetic enjoyment of the shoreline for a substantial number of people and provide the public with the ability to reach, touch, and enjoy the water's edge and view the water and shoreline.
- 3) Regulations and criteria for building siting, maximum height, setbacks, screening, architectural controls, sign regulations, designation of view corridors, and other provisions should ensure that development



minimizes adverse impacts on views of the water from public property or views enjoyed by a substantial number of residences.

Policy SH-3: All shoreline policies, regulations, and development shall recognize and protect private rights consistent with the public interest and, to the extent feasible, shall be designed and constructed to protect the rights and privacy of adjacent property owners. Shoreline uses and activities should be discouraged if they would cause significant noise or odor or unsafe conditions that would impede the achievement of shoreline use preferences on the site or on adjacent or abutting sites.

■ CONSERVATION POLICIES

Objective SH-D: The resources and amenities of all shorelines and the ecological processes and functions they provide, such as wetlands, upland and aquatic vegetation, fish and wildlife species and habitats, as well as scenic vistas and aesthetics should be protected and preserved for use and enjoyment by present and future generations. Natural shorelines are dynamic with interdependent geologic and biological relationships. Alteration of this dynamic system has substantial adverse impacts on geologic and hydraulic mechanisms important to the function of the water body and can disrupt elements of the food chain.

Policy SH-4: When necessary, Shoreline modifications should emulate and allow natural shoreline functions to the extent feasible and where needed utilize bioengineering or other methods with the least impact on ecological functions.

Policy SH-5: Native shoreline vegetation should be conserved to maintain shoreline ecological functions and mitigate the direct, indirect and/or cumulative impacts of shoreline development, wherever feasible. Important functions of shoreline vegetation include, but are not limited to:

- Providing shade necessary to maintain water temperatures required by salmonids, forage fish, and other aquatic biota.
- Regulating microclimate in riparian and nearshore areas.
- Providing organic inputs necessary for aquatic life, including providing food in the form of various insects and other benthic macro invertebrates.
- Stabilizing banks, minimizing erosion and sedimentation, and reducing the occurrence/severity of landslides.
- Reducing fine sediment input into the aquatic environment by minimizing erosion, aiding infiltration, and retaining runoff.
- Improving water quality through filtration and vegetative uptake of nutrients and pollutants.
- Providing a source of large woody debris to moderate flows, create hydraulic roughness, form pools, and increase aquatic diversity for salmonids and other species.
- Providing habitat for wildlife, including connectivity for travel and migration corridors.

Policy SH-6: Existing natural resources should be conserved through regulatory and non-regulatory means that may include regulation of development within the shoreline jurisdiction, ecologically sound design, and restoration programs, including:

- 1) Water quality and water flow should be maintained at a level to permit recreational use, to provide a suitable habitat for desirable forms of aquatic life, and to satisfy other required human needs.
- 2) Aquatic habitats and spawning grounds should be protected, improved and, when feasible, increased to the fullest extent possible to ensure the likelihood of salmon recovery for listed salmon stocks and to increase the populations of non-listed salmon stocks.
- 3) Wildlife habitats should be protected, improved and, if feasible, increased.
- 4) Unique natural areas should be designated and maintained as open space for passive forms of recreation and provide opportunities for



education and interpretation. Access and use should be restricted, if necessary, for the conservation of these areas.

Policy SH-7: Existing and future activities on all Shorelines of the State regulated by the City of Renton should be designed to ensure no net loss of ecological functions.

Policy SH-8: The City of Renton should work with other responsible government agencies to assure that surface water management in all drainage basins is considered an integral part of shoreline planning.

- 1) Soil erosion and sedimentation that adversely affect any shoreline within the City of Renton should be prevented or controlled.
- 2) The contamination of existing water courses should be prevented or controlled.

Policy SH-9: Shoreline stabilization should be developed in a coordinated manner among affected property owners and public agencies for a whole drift sector (net shore-drift cell) or reach where feasible, particularly those that cross jurisdictional boundaries, to address ecological and geo-hydraulic processes, sediment conveyance and beach management issues. Where erosion threatens existing development, a comprehensive program for shoreline management should be established.

Policy SH-10: Shoreline areas having historical, cultural, educational, or scientific value should be identified and protected.

- 1) Public and private cooperation should be encouraged in site identification, preservation, and protection.
- 2) Suspected or newly discovered sites should be kept free from intrusions for a reasonable time until their value is determined.

Policy SH-11: Critical areas in the shoreline should be managed to achieve the planning objectives of the protection of existing ecological functions and ecosystem-wide processes and restoration of

degraded ecological functions and ecosystem-wide processes. The regulatory provisions for critical areas should protect existing ecological functions and ecosystem-wide processes. In protecting and restoring critical areas within the shoreline, the City should integrate the full spectrum of planning and regulatory measures, including the comprehensive plan, interlocal watershed plans, local development regulations, and state, tribal, and federal programs.

Policy SH-12: The City shall implement the Restoration Plan provided as an adjunct to The Shoreline Master Program in coordination with other watershed management agencies and groups, and shall manage public lands and may acquire key properties and provide for off-site mitigation on city or other public or private sites.

Policy SH-13: Preservation of natural shoreline areas can best be ensured through public or non-profit ownership and management. Therefore, where private development is proposed in areas so designated, the City should require dedication as necessary.

Policy SH-14: Shoreline use and development should be carried out in a manner that prevents or mitigates adverse impacts so that the resulting ecological condition does not become worse than the current condition. This means ensuring no net loss of ecological functions and processes in all development and use. Permitted uses should be designed and conducted to minimize, in so far as practical, any resultant damage to the ecology and environment (RCW 90.58.020). Shoreline ecological functions that should be protected include, but are not limited to, fish and wildlife habitat, food chain support, and water temperature maintenance. Shoreline processes that shall be protected include, but are not limited to, water flow; littoral drift; erosion and accretion; infiltration; ground water recharge and discharge; sediment delivery, transport, and storage; large woody debris recruitment; organic matter input; nutrient and pathogen removal; and stream channel formation/maintenance.



Naturalized Shoreline, Credit: Parametrix

ECONOMIC POLICIES

Objective SH-E: Existing economic uses and activities on the shorelines should be recognized and economic uses or activities that are water-oriented should be encouraged and supported.

Policy SH-15: Shoreline uses should be integrated with the land use vision of the Comprehensive Plan. Harbor areas in Renton do not have reasonable commercial accessibility and necessary support facilities such as transportation and utilities to warrant reservation for commercial ports and related uses, but may support other water-dependent uses such as a marina or passenger ferry service. Water-oriented uses should be encouraged in multiple use development to provide opportunities for substantial numbers of people to enjoy the shorelines. Multiple uses should prove a significant public benefit with respect to the Shoreline Management Act's objectives such as providing ecological restoration and/or public access to and along the water's edge.

Policy SH-16: Future economic uses and activities should utilize the shoreline to achieve the use and other goals of the Act and The Shoreline Master Program, including:

- 1) Economic uses and activities should locate the water-oriented portion of their development along the shoreline.

- 2) New over-water structures should be limited to water-dependent use and the length, width, and height of over-water structures should be limited to the smallest reasonable dimensions.
- 3) Shoreline developments should be designed to maintain or enhance aesthetic values and scenic views.

Policy SH-17: Shoreline facilities for the moorage and servicing of boats and other vessels may be allowed in appropriate locations within residential, commercial, and other areas, provided they are located and designed to result in no net loss of ecological functions.

- 1) Shared moorage is encouraged over individual single family docks.
- 2) Commercial docks and marinas should meet all health standards. Marinas and other economic activities should be required to contain and clean up spills or discharges of pollutants associated with boating activities.
- 3) Shoreline facilities for the moorage and servicing of boats and other vessels should be developed in size and location when it would not impair unique or fragile areas, or impact federal or state-listed species.

Policy SH-18: All economic activities on the shoreline shall provide for no net loss of ecological functions during construction and operation.

Policy SH-19: Festivals and temporary uses providing public benefits such as recreation or public access, and which are compatible with ecological functions, including water quality, water flow, habitat, or unique and fragile areas, may be permitted with appropriate review and conditions.

PUBLIC ACCESS POLICIES

Objective SH-F: Increase public accessibility to shorelines and preserve and improve the natural amenities.

Policy SH-20: Public access should be provided consistent with the existing character of the shoreline and consideration of opportunities and



constraints for physical and visual access, as well as consideration of ecological functions, as provided in Policy SH-31 Table of Public Access Objectives by Reach, and in conjunction with the following policies.

Policy SH-21: Public access to and along the water's edge should be available throughout publicly owned shoreline areas although direct physical access to the water's edge may be restricted to protect shoreline ecological values. Public access shall be provided over all public aquatic lands leased for private activity, consistent with compatibility with water-dependent uses.

Policy SH-22: Public access from public streets shall be made available over public property and may be acquired by easement or other means over intervening private property.

Policy SH-23: Future multi-family, planned unit developments, subdivisions, commercial, and industrial developments that provide physical and visual public/community access along the water's edge should be guided by the policy provided in Policy SH-26 Table of Public Access Objectives by Reach.

Policy SH-24: Public access to and along the water's edge should be located, designed, and maintained in a manner that protects the natural environment and shoreline ecological functions and is consistent with public safety as well as compatible with water-dependent uses. Preservation or improvement of the natural processes shall be a basic consideration in the design of shoreline areas to which public access is provided, including trail systems.

Policy SH-25: When making extensive modifications or extensions to existing commercial, industrial, multi-family planned unit developments, or subdivisions, and public facilities, public/community access to and along the water's edge should be provided if physically feasible.

Policy SH-26: Both passive and active public areas should be designed and provided.

Policy SH-27: In order to encourage public use of the shoreline corridor, public parking should be provided at frequent locations on public lands and rights of way and may be required on private development.

Policy SH-28: In planning for public access, emphasis should be placed on foot and bicycle paths consistent with the Renton Bicycle and Trails Master Plan, rather than roads, except in areas where public boat launching would be desirable.

Policy SH-29: Physical or visual access to shorelines should be required as a condition of approval for open space tax designations pursuant to RCW 84.34.

Policy SH-30: Development and management of public access should recognize the need to address adverse impacts to adjacent private shoreline properties and should recognize and be consistent with legal property rights of the owner. Just compensation shall be provided to property owners for land acquired for public use. Private access to the publicly owned shoreline corridor shall be provided to owners of property contiguous to said corridor in common with the public.

RECREATION POLICIES

Objective SH-G: Water-oriented recreational activities available to the public should be encouraged to the extent that the use facilitates the public's ability to reach, touch, and enjoy the water's edge, to travel on the waters of the state, and to view the water and the shoreline.

Policy SH-31: Table of Public Access Objectives by Reach is included in the Comprehensive Plan technical appendix. It outlines the policy objectives for maintaining and improving public access within the shoreline. Application of public access objectives should be considered along with other objectives of the Shoreline Management Act, such as ecological restoration and priority uses.

Policy SH-32: Water-oriented recreational activities should be encouraged.



- 1) Accessibility to the water's edge should be improved in existing parks and new development, substantial alteration of existing non-single family development, and intensification of existing uses where consistent with maintaining ecological functions.
- 2) A balanced choice of public recreational opportunities should be provided on Lake Washington as a Shoreline of Statewide Significance that recognizes and protects the interest of all people of the state as well as Renton residents. Recreation use includes enjoyment and use of the water from boating and other activities. Shoreline park and recreation areas should be increased in size and number and managed for multiple uses including shoreline recreation and preservation and enhancement of ecological functions.
- 3) Areas for specialized recreation should be developed at locations where physical and ecological conditions are appropriate.
- 4) Both passive and active recreational areas should be provided.

Policy SH-33: Recreational boating and fishing should be supported, maintained, and increased.

Policy SH-34: Public agencies, non-profit groups, and private parties should use cooperative and innovative techniques to increase and diversify recreational opportunities including incorporation in development as well as public purchase of shoreland. Public agencies should establish the intent to acquire lands by incorporation of such policies in their plans and declaring public intent.

Policy SH-35: Public land, including city parks and public aquatic lands, should be managed to provide a balance of public recreation, public access to the water, and protection and enhancement of ecological functions.

Policy SH-36: Subject to policies providing for no net loss of ecological functions as well as local, state, and federal regulations, the water's depth may be changed to foster recreational aspects.

Policy SH-37: Provision of recreation facilities and use shall be consistent with growth projections and level-of-service standards established by the comprehensive plan.

CIRCULATION POLICIES

Objective SH-H: Minimize the impacts of motor vehicular traffic and encourage non-motorized traffic within the shorelines as part of achieving no net loss.

Policy SH-38: Roadways within shorelines should be scenic boulevards, where possible, to enhance the scenic views of the shoreline and provide opportunities for public visual access to the shoreline. Existing arterials on the shoreline should incorporate substantial plantings of street trees or other landscaping and emphasize enjoyment of the shoreline.

Policy SH-39: Viewpoints, parking, trails and similar improvements should be considered for transportation system projects in shoreline areas. Bridge abutments should incorporate stairs or trails to reach streams where appropriate.

Policy SH-40: Public transportation should be encouraged to facilitate access to shoreline recreation areas.

Policy SH-41: Pedestrian and bicycle pathways, including provisions for maintenance, operation and security, should be developed.

- 1) Access points to and along the shoreline should be linked by pedestrian and bicycle pathways.
- 2) Separate pedestrian and bicycle pathways should be included in new or expanded bridges or scenic boulevards within the shorelines.
- 3) Separate pedestrian and bicycle pathways should be included in publicly financed transportation systems or rights of way, consistent with public interest and safety.
- 4) Public access provided in private development should be linked to public pathways.



- 5) Public access and non-motorized access to shorelines should be considered when rights of way are being vacated or abandoned.

Policy SH-42: Rail lines within the shoreline should provide opportunities for public access and circulation:

- 1) The rail line along the east shore of Lake Washington should be reserved for use as a public trail if rail use ceases. If rail use continues, joint trail and rail use should be explored.
- 2) Rail lines adjacent to the Green River should provide means for public access across the rail lines to access shorelines and public trails where this can be accomplished safely through bridges or undercrossings.

Policy SH-43: Trails should be developed to enhance public enjoyment of and access to the shoreline:

- 1) Trails within the shoreline should be developed as an element of non-motorized circulation, of the City's Parks, Recreation and Open Space and Trails and Bicycle Master Plan and of the Shoreline Public Access program. Trails provide the potential for low impact public physical and visual access to the shoreline.
- 2) Trails should be developed as an element of a system that links together shoreline public access into an interconnected network including active and passive parks, schools, public and private open space, native vegetation easements with public access, utility rights of way, waterways, and other opportunities.
- 3) Public access to and along the water's edge should be linked with upland community facilities and the comprehensive trails system that provides non-motorized access throughout the City.
- 4) A system of trails on separate rights of way and public streets should be designed and implemented to provide linkages along shorelines including the Lake Washington Loop,

the Cedar River, the Black/River Springbrook Creek, and the Green River.

Policy SH-44: Road standards should meet roadway function and emergency access standards and provide for multiple modes, while reducing impervious surfaces, where feasible, and managing surface water runoff to achieve appropriate water quality.

Policy SH-45: Commercial boating operations, other than marinas, should be encouraged as they relate to water-dependent uses and should be limited to commercial and industrial areas.

SHORELINE HISTORICAL / CULTURAL / SCIENTIFIC / EDUCATION RESOURCES AND ACTIVITIES POLICIES

Objective SH-I: Provide for protection and restoration of buildings, sites, and areas having archaeological, historical, cultural, scientific, or educational value.

Policy SH-46: Sites with archaeological, historical, cultural, and scientific or educational value should be identified and protected or conserved in collaboration with appropriate tribal, state, federal, and local governments as well as private parties.

Policy SH-47: Such features may be integrated with other shoreline uses if appropriate to the character of the resource.

Policy SH-48: Include programs and interpretive areas in recreational facilities in or near identified shoreline areas with historical, cultural, educational, and scientific value.

SHORELINE RESTORATION AND ENHANCEMENT POLICIES

Objective SH-J: Provide for the timely restoration enhancement of shorelines with impaired ecological functions. Such restoration should occur through a combination of public and private programs and actions. This Master Program includes a restoration element that identifies restoration opportunities



and facilitates appropriate publicly and privately initiated restoration projects. The goal of this effort is to improve shoreline ecological functions.

Policy SH-49: A cooperative restoration program among local, state, and federal public agencies; tribes; non-profit organizations; and landowners should be developed to address shorelines with impaired ecological functions.

Policy SH-50: The restoration plan incorporated by reference into The Shoreline Master Program is based on:

- 1) Identification of degraded areas, areas of impaired ecological functions, and sites with potential for ecological restoration.
- 2) Establishment of overall goals and priorities for restoration of degraded areas and impaired ecological functions.
- 3) Identification of existing and ongoing projects and programs that are being implemented, or are reasonably assured of being implemented, which are designed to contribute to local restoration goals.
- 4) Identification of additional projects and programs needed to achieve restoration goals.
- 5) Identification of prospective funding sources for those projects and programs.
- 6) Identification of timelines and benchmarks for implementing restoration projects and programs.
- 7) Development of strategies to ensure that restoration projects and programs will be implemented according to plans, periodically reviewed for effectiveness, and adjusted to meet overall restoration goals.

DOCUMENTS INCORPORATED BY REFERENCE

- Table of Public Access Objectives by Reach (Appendix B)
- Shoreline Master Program, Adopted October 2011 by Ordinance 5633